

Ash Creek Ranch  
1203 CR 3220  
Penelope, TX 76676

**\$925,750**  
115± Acres  
Hill County





**Ash Creek Ranch**  
**Penelope, TX / Hill County**

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**SUMMARY**

**Address**

1203 CR 3220

**City, State Zip**

Penelope, TX 76676

**County**

Hill County

**Type**

Ranches, Recreational Land, Undeveloped Land, Farms, Hunting Land

**Latitude / Longitude**

31.894138 / -96.967282

**Acreage**

115

**Price**

\$925,750

**Property Website**

<https://cfrland.com/detail/ash-creek-ranch-hill-texas/88235/>



### **PROPERTY DESCRIPTION**

Discover 115 expansive acres just outside the city limits of Penelope, Texas, in the heart of Hill County. Ash Creek Ranch offers immediate and ongoing income potential. The excellent native grasses are ideal for grazing livestock, and a well-maintained Johnson grass hay field produces approximately 200-250 bales per season.

Ash Creek borders the property along the eastern side, adding a live-water feature with massive trees. The creek bottom area, with a crystal-clear creek running through the thick cover, creates exceptional hunting capabilities. The two tanks/ponds are built deep without much shallow surface water to reduce evaporation and are stocked with bass. Ash Creek Ranch offers a blend of productive agriculture and recreational potential, creating an exceptional opportunity for investors, farmers, ranchers, hunters, or outdoor enthusiasts alike.

Convenient county road access ensures ease of entry and use, whether you're managing cattle, baling hay, or guiding guests. This is a rare chance to own a piece of Texas countryside that works as hard as you do.

**Agent's Comments** ~ "Ash Creek Ranch is productive land that perfectly balances work and play. Ash Creek is a live-water creek running through this serene setting with massive trees, ideal for bowhunting or as a picnic/hangout area. Instead of paying for a hunting lease, let Ash Creek Ranch create money while you hunt. More acreage available! Call for details." ~  
**LaChelle C. (254)477-3500**

### **-- IMPROVEMENTS & STRUCTURES --**

- Exterior Fence ~ New net fence, poor fencing along the creek
- Cross Fences ~ 5-strand barbed wire, good to fair
- Water ~ water meter available from Post Oak Water Supply

### **-- WATER, TERRAIN & COVER --**

- Surface Water ~ 2 deep, stock tanks at 15+ ft deep (per owner), 1 smaller tank
- Elevation ~ 70 ft elevation change, hill in the W rolling to a flat field near the creek on the E
- Tree Cover ~ mostly open, scattered mesquites, hackberry, cedar-elm, bodark, green ash
- Underbrush ~ mostly open, heavy along creek-bumelia, button bush, green briar
- Native Grasses ~ 44.7 ac native grass, some mesquite regrowth, fenced
- Cultivation - 50 ac Johnson Grass, fenced with a cross fence to the bottom
- Soils ~ Ferris Complex, Tinn C, Ferris C, Houston Black C

### **-- HUNTING & RECREATION --**

- Wildlife ~ whitetail deer, turkey, ducks, dove, varmint
- Habitat ~ native grass provides excellent bedding areas, thick brush on Ash Creek
- Fishing ~ bass in ponds (See pics), perch in the creek
- Outdoor Activities ~ no restrictions; dirt bikes, 4-wheelers, birding

### **-- MINERALS & WIND --**

- Wind Rights ~ 100% of the wind rights convey
- Wind Production ~ no lease, no visible turbines

- Solar Right - 100% of the solar rights convey
- Solar Production - none, multiple solar farms in the area
- Mineral Rights - any owned mineral rights convey
- O&G Production - none on property or in area

**-- ACCESS & DISTANCES --**

- Road Frontage ~ 1,175+ ft of CR 3220
- Nearby Towns ~ 6 miles North West of Penelope, 8 mi S of Bynum, 14 miles NE of West.
- Major Cities ~ 35 mi N of Waco, 75 mi S of Dallas, 83 mi S of Ft. Worth
- Airports ~ 35 mi N of Waco Regional Airport, 80 mi S of Dallas Love Field, 91 mi S of DFW Int'l
- Easements ~ Electricity, Oncor 138 KV

**-- RESTRICTIONS --**

- Seller restricts the right to subdivide the property less than 25 acres for 15 years after closing





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

LaChelle Clark

## Mobile

(254) 477-3500

## Office

(940) 549-7700

## Email

lachele@cfreland.com

### Address

801 Elm Street

## City / State / Zip

## NOTES

[illegible]

## **DISCLAIMERS**

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